An
Bord
Pleanála

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the A1 zoning objective of the area, as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the objective of which seeks to provide *'for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans'*, Section 2.6.1.3 of the development plan (Local Area Plan-Making Programme), sets out that within the Rathmichael AI zoned area *'minor modifications and extensions to existing properties'* can be considered in advance of the relevant local area plan being in place, and Appendix 1, Section 4.7 (New Residential Communities: Old Connaught and Rathmichael) sets out that development in this Tier 2 area is contingent upon the timely delivery of supporting infrastructure, the Board considered that the proposed development of a new residential unit at this location, with a new vehicular access, is not a minor modification nor an extension to an existing property. The proposed development would not therefore be in accordance with the A1 zoning objective for the area, section 2.6.1.3 or Appendix 1 nor Section 4.7 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the additional concerns of the Inspector and the recommended secondary reason for refusal. The Board was not satisfied, at this time, that the limited additional traffic to be generated by the proposed development, would significantly endanger public safety by reason of traffic hazard and did not include this as a reason for refusal given the substantive nature of the reason for refusal above.

Board Member Mick Long **Date:** 13/02/2025